

From: Mandy Elford

Sent: Tuesday, January 9, 2024 12:15 PM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: Planning application no 70136 - 21 Church Street East, Radcliffe, Manchester, M26 2PG

Dean

Thank you for forwarding the Preliminary Bat Roost Assessment Report (ROAVR GROUP, 30/10/2023). The proposed development comprises Change of use of ground floor to 7 bedroom HMO (Sui Generis); Single storey rear extension; Alterations to include new windows and doors. We understand that the proposed demolition works relate to the small single storey extension at the rear of the main building (B1 as referred to in the report) and that no works to the roof of the main building are proposed.

The preliminary bat roost inspection was undertaken on 15/11/2023 and comprised an external and internal (where deemed safe) inspection of the building. The surrounding landscape was considered to provide extensive foraging and commuting habitat for bats. No bats or signs of bats were found during the survey and the three extensions were considered to have negligible potential to support roosting bats. The main building (B1) was considered to have a low potential to support roosting bats, we understand that the roof of the main building will not be affected by the development and as such no further survey work for bats is required at the present time. If plans change then a requirement for a dusk survey would be necessary.

However, given the extensive bat foraging and commuting habitat surrounding the building and the amount of bat records GMLRC hold within the locality, as a precautionary measure and by way of good practise, we suggest that a bat-licensed ecologist is present to provide a watching brief whilst the demolition works and window replacements are carried out. We would suggest that a **condition** to this effect be placed on any permission, if granted.

Biodiversity Enhancement

We would expect any such scheme to include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework. We would recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include:

- Bat Box

In conclusion, we are satisfied that the application can be forwarded for determination and that any permission if granted is supported by the **conditions** above.

Should you have any queries relating to the above comments, please do not hesitate to contact me.

Kind Regards

Mandy

Mandy Elford BSc (Hons) MCIEEM
Senior Ecologist
Programme Manager – GCN District Level Licensing

Want to know more about District Level Licensing?: [District Level Licensing for great crested newts – our story - YouTube](#)

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA